

19515

*Reclassification Of Area Shown On Map No. 6-F.*

(Application No. 19515)

(Common Address: 246 -- 262 W. 22<sup>nd</sup> Pl.)

B3-5

[O2018-665]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the Planned Development Number 1355 District symbols as shown on Map Number 6-F in the area bounded by:

the public alley next north of and parallel to West 22<sup>nd</sup> Place; a line 250.56 feet east of and parallel to South Princeton Avenue; West 22<sup>nd</sup> Place; and a line 75 feet east of and parallel to South Princeton Avenue,

to those of a B3-5 Community Shopping District.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

*Reclassification Of Area Shown On Map No. 7-G.*

(Application No. 19505T1)

(Common Address: 1514 W. Altgeld St.)

[O2018-645]

*Be It Ordained by the City Council of the City of Chicago:*

SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, be amended by changing all the M1-2 Limited Manufacturing/Business Park District symbols and indications as shown on Map Number 7-G in the area bounded by:

a line 115.66 feet north of and parallel to West Altgeld Street; the alley next east of and parallel to North Bosworth Avenue; West Altgeld Street; and a line 101.20 feet east of and parallel to North Bosworth Avenue,

to those of an RT4 Residential Two-Flat, Townhouse and Multi-Unit District and a corresponding use district is hereby established in the area above described.

SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.

[Site Plan with Adjacent Properties; Site Plan with Deciduous Tree Planting Detail, Shrub/Hedge Planting Detail and Ornamental Iron Fence Detail; Basement, First, Second and Third Floor Plans; and Building Elevations attached to this ordinance printed on pages 68590 through 68595 of this *Journal*.]

Type 1 Narrative Rezoning Analysis attached to this ordinance reads as follows:



1/25/2017

## REPORTS OF COMMITTEES

42201

~~Reclassification Of Area Shown On Map No. 5-J.  
(Application No. 19039)  
(Common Address: 1629 N. Spaulding Ave.)~~

[O2016-8595]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RS3 Residential Single-Unit (Detached House) District symbols and indications as shown on Map Number 5-J in the area bounded by:~~

~~North Spaulding Avenue; a line parallel to and 286.00 feet north of the north line of West North Avenue; the public alley parallel to and east of North Spaulding Avenue; and a line parallel to and 311.00 feet north of the north line of West North Avenue,~~

~~to those of an RM4.5 Residential Multi-Unit District and a corresponding use district is hereby established in the area above described.~~

~~SECTION 2. This ordinance shall be in force and effect from and after its passage and due publication.~~

~~Reclassification Of Area Shown On Map No. 6-F.  
(As Amended)  
(Application No. 18783)  
(Common Address: 246 -- 262 W. 22<sup>nd</sup> Pl.)~~

BPD 1355

[SO2016-3916]

~~Be It Ordained by the City Council of the City of Chicago:~~

~~SECTION 1. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the RT4 Residential Two-Flat, Townhouse and Multi-Unit District symbols as shown on Map Number 6-F in the area bounded by:~~

~~the public alley next north of and parallel to West 22<sup>nd</sup> Place; a line 250.56 feet east of and parallel to South Princeton Avenue; West 22<sup>nd</sup> Place; and a line 75 feet east of and parallel to South Princeton Avenue,~~

~~to those of a B3-5 Community Shopping District.~~

~~SECTION 2. Title 17 of the Municipal Code of Chicago, the Chicago Zoning Ordinance, is hereby amended by changing all of the B3-5 Community Shopping Zoning District symbols as shown on Map Number 6-F in the area bounded by:~~

the public alley next north of and parallel to West 22<sup>nd</sup> Place; a line 250.56 feet east of and parallel to South Princeton Avenue; West 22<sup>nd</sup> Place; and a line 75 feet east of and parallel to ~~South~~ Princeton Avenue,

to those of a Planned Development which is hereby established in the area above described, subject to such use and bulk regulations as are set forth in the plan of development herewith attached and made a part thereof and to no others.

SECTION 3. This ordinance shall be in force and effect from and after its passage and due publication.

Plan of Development Statements referred to in this ordinance read as follows:

*Planned Development Statements No. 1355.*

1. The area delineated herein as Planned Development Number 1355 ("Planned Development") consists of approximately 17,556 square feet of property which is depicted on the attached Planned Development Boundary and Property Line Map ("Property") and is owned or controlled by the applicant, Chinese Consolidated Benevolent Association of Chicago.
2. The requirements, obligations and conditions contained within this Planned Development shall be binding upon the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors. All rights granted hereunder to the applicant shall inure to the benefit of the applicant's successors and assigns and, if different than the applicant, the legal titleholder and any ground lessors. Furthermore, pursuant to the requirements of Section 17-8-0400 of the Chicago Zoning Ordinance, the Property, at the time of application for amendments, modifications or changes (administrative, legislative or otherwise) to this Planned Development are made, shall be under single ownership or designated control. Single designated control is defined in Section 17-8-0400 of the Zoning Ordinance.
3. All applicable official reviews, approvals or permits are required to be obtained by the applicant or its successors, assignees or grantees. Any dedication or vacation of streets or alleys or grants of easements or any adjustment of the right-of-way shall require a separate submittal to the Department of Transportation (CDOT) on behalf of the applicant or its successors, assigns or grantees.

Any requests for grants of privilege, or any items encroaching on the public way, shall be in compliance with the plans.

Ingress or egress shall be pursuant to the plans and may be subject to the review and approval of the Departments of Planning and Development (DPD) and CDOT. Closure of ~~all or any~~ public street or alley during demolition or construction shall be subject to the review and approval of the CDOT.

All work proposed in the public way must be designed and constructed in accordance with the CDOT Construction Standards for Work in the Public Way and in compliance with the Municipal Code of the City of Chicago. Prior to the issuance of any Part II Approval, the submitted plans must be approved by CDOT.

4. This plan of development consists of 16 Statements; a Bulk Regulations and Data Table; an Existing Zoning Map; an Existing Land-Use Map; a Planned Development Boundary, Property Line; the following plans (prepared by FitzGerald Associates Architects, PC and dated December 15, 2016): Site Plan; Roof Plan and Building Elevations (East, West, North and South). In any instance where a provision of this Planned Development conflicts with the Chicago Building Code, the Building Code shall control. This Planned Development conforms to the intent and purpose of the Zoning Ordinance, and all requirements thereto, and satisfies the established criteria for approval as a Planned Development. In case of a conflict between the terms of this Planned Development ordinance and the Zoning Ordinance, this Planned Development ordinance shall control.
5. The following uses are permitted in this Planned Development: community center, elderly housing, cultural exhibits, day care (adult), urban farm -- rooftop operation, medical services, artist work or sales space, office, business support services, accessory parking, non-accessory parking and all accessory and related uses.
6. On-premises signs and temporary signs, such as construction and marketing signs, shall be permitted within this Planned Development, subject to the review and approval of DPD. Off-premises signs are prohibited within the boundary of this Planned Development.
7. For purposes of height measurement, the definitions in the Zoning Ordinance shall apply. The height of any building shall also be subject to height limitations, if any, established by the Federal Aviation Administration.
8. The maximum permitted Floor Area Ratio (FAR) for the site shall be in accordance with the attached Bulk Regulations Table. For the purposes of FAR calculations and measurements, the definitions in the Zoning Ordinance shall apply. The permitted FAR identified in the Bulk Regulations Table has been determined using a net site area of 17,556 square feet.
9. Pursuant to Section 17-13-0610 of the Zoning Ordinance, a Part II Review fee shall be assessed, upon review and determination, by DPD. The fee, as determined by the staff of DPD at the time, is final and binding on the applicant and must be paid to the Department of Revenue prior to the issuance of any Part II Approval.

10. The Site and Landscape plans shall be in substantial conformance with the Landscape Ordinance and any other corresponding regulations and guidelines. Final landscape plan review and approval will be by DPD. Any interim reviews associated with Site Plan Review or Part II Reviews, are conditional until final Part II Approval.
11. The applicant shall comply with Rules and Regulations for the Maintenance of Stockpiles promulgated by the Commissioners of the Departments of Streets and Sanitation, Fleet and Facility Management and Buildings, under Section 13-32-125 of the Municipal Code, or any other provision of that Code.
12. The terms and conditions of development under this Planned Development ordinance may be modified administratively, pursuant to Section 17-13-0611-A of the Zoning Ordinance by the Zoning Administrator upon the application for such a modification by the applicant, its successors and assigns and, if different than the applicant, the legal titleholders and any ground lessors.
13. The applicant acknowledges that it is in the public interest to design, construct and maintain the project in a manner which promotes, enables and maximizes universal access throughout the Property. Plans for all buildings and improvements on the Property shall be reviewed and approved by the Mayor's Office for People with Disabilities to ensure compliance with all applicable laws and regulations related to access for persons with disabilities and to promote the highest standard of accessibility.
14. The applicant acknowledges that it is in the public interest to design, construct, renovate and maintain all buildings in a manner that provides healthier indoor environments, reduces operating costs, conserves energy and maximizes the preservation of natural resources. The project will include the provision of a 50 percent green roof (4,989 square feet) and will achieve Green Globes certification.
15. The applicant acknowledges and agrees that the rezoning of the Property from an RT4 Residential Two-Flat, Townhouse and Multi-Unit Zoning District to a B3-5 Community Shopping Zoning District, and then to this Planned Development, triggers the requirements of Section 2-45-115 of the Municipal Code (the "Affordable Requirements Ordinance" or "ARO"). Any developer of a "residential housing project" within the meaning of the ARO must: (i) set aside 10 percent of the housing units in the residential housing project (the "Required Units") as affordable units; (ii) pay a fee in lieu of the development of the Required Units; or (iii) any combination of (i) and (ii); provided, however, that residential housing projects with 20 or more units must provide at least 25 percent of the Required Units on-site. The Property is located in a "low-moderate income area" within the meaning of the ARO, and the project has a total of 92 elderly housing units. As a result, the applicant's affordable housing obligation is nine affordable units (10 percent of 92 rounded down), two of which are

Required Units (25 percent of 92, rounded down). Applicant has agreed to satisfy its affordable housing obligation by providing two affordable units in the rental building to be constructed in the Planned Development and making a cash payment to the Affordable Housing Opportunity Fund in the amount of \$50,000 per unit ("Cash Payment") for the remaining seven units or providing seven affordable units in the rental building to be constructed in the Planned Development, as set forth in the Affordable Housing Profile Form attached hereto as Exhibit A. The applicant agrees that the affordable rental units must be affordable to households earning no more than 60 percent of the Chicago Primary Metropolitan Statistical Area Median Income (AMI), as updated annually by the City of Chicago. If the applicant subsequently reduces (or increases) the number of housing units in the Planned Development, the applicant shall update and resubmit the Affordable Housing Profile Form to the Department of Planning and Development ("DPD") for review and approval, and DPD may adjust the number of required Affordable Units without amending the Planned Development. Prior to the issuance of any building permits for any residential building in the Planned Development, including, without limitation, excavation or foundation permits, the applicant must make the required Cash Payment and/or execute and record an affordable housing agreement in accordance with Section 2-45-115(L). The terms of the affordable housing agreement and any amendments thereto are incorporated herein by this reference. The applicant acknowledges and agrees that the affordable housing agreement will be recorded against the Planned Development, or the applicable portion thereof, and will constitute a lien against such property. The Commissioner of DPD may enforce remedies for any breach of this Statement 15, including any breach of any affordable housing agreement, and enter into settlement agreements with respect to any such breach, subject to the approval of the Corporation Counsel, without amending the Planned Development.

16. This Planned Development shall be governed by Section 17-13-0612 of the Zoning Ordinance. Should this Planned Development ordinance lapse, the Commissioner of DPD shall initiate a zoning map amendment to rezone the Property to RT4 Residential Two-Flat, Townhouse and Multi-Unit District.

[Existing Zoning Map; Existing Land-Use Area Map; Property Line/Boundary Map; Site Plan; Green Roof Plans for Levels Three, Eight and Penthouse; and North, South, East and West Building Elevations referred to in these Plan of Development Statements printed on pages 42207 through 42220 of this *Journal*.]

Bulk Regulations and Data Table and (Exhibit "A") 2015 Affordable Housing Profile Form (AHP) referred to in these Plan of Development Statements read as follows:

Business Planned Development No. 1355.

~~Bulk Reg~~ Regulations And Data Table.

Total:

Gross Site Area:	23,262 square feet (0.534 acre)
Area in Public Right-of-Way:	5,706 square feet (0.130 acre)
Net Site Area:	17,556 square feet (0.403 acre)
Maximum Floor Area Ratio:	5.0
Maximum Permitted Number of Residential Units:	92
Minimum Number of Off-Street Parking Spaces:	23
Maximum Number of Non-Accessory Parking Spaces:	4
Minimum Number of Loading Spaces:	1
Minimum Number of Bicycle Storage Spaces:	13
Maximum Building Height:	99 feet, 6 inches
Minimum Setbacks:	In substantial conformance with the Site Plan



## Exhibit "A".

**2015 Affordable Housing Profile Form (AHP)**

Submit this form for projects that are subject to the 2015 ARO (all projects submitted to City Council after October 13, 2015). More information is online at [www.cityofchicago.org/ARO](http://www.cityofchicago.org/ARO).

This completed form should be returned to: Kara Breems, Department of Planning & Development (DPD), 121 N. LaSalle Street, Chicago, IL 60602. E-mail: [kara.breems@cityofchicago.org](mailto:kara.breems@cityofchicago.org)

Date: 12/08/16

**DEVELOPMENT INFORMATION**

Development Name: Elderly Housing - CCBA

Development Address: 246-262 West 22nd Place, Chicago IL 60616

Zoning Application Number, if applicable: 18783 Ward: 25th

If you are working with a Planner at the City, what is his/her name? Daniel Klaitier

Type of City Involvement  
check all that apply

☐ City Land

☒ Planned Development (PD)

☐ Financial Assistance

☐ Transit Served Location (TSL) project

☒ Zoning increase

**REQUIRED ATTACHMENTS:** the AHP will not be reviewed until all required docs are received

☒ ARO Web Form completed and attached - or submitted online on

☒ ARO "Affordable Unit Details and Square Footage" worksheet completed and attached (Excel)

☐ If ARO units proposed, Dimensioned Floor Plans with affordable units highlighted are attached (pdf)

☐ If ARO units proposed are off-site, required attachments are included (see next page)

☐ If ARO units are CHA/Authorized Agency units, signed acceptance letter is attached (pdf)

**DEVELOPER INFORMATION**

Developer Name Chinese Consolidated Benevolent Association

Developer Contact Yman Huang Vlen

Developer Address 250 W. 22nd Pl., Chicago, IL 60616

Email <[ymanccba@yahoo.com](mailto:ymanccba@yahoo.com)>

Developer Phone 312-203-9988

Attorney Name Mark J. Kupiec & Assoc.

Attorney Phone 312-541-1878

**TIMING**

Estimated date marketing will begin June 2017

Estimated date of building permit\* June 2017

Estimated date ARO units will be complete December 2019

\*note that the in-lieu fee and recorded covenant are required prior to the issuance of any building permits, including the foundation permit.

**PROPOSED UNITS MEET REQUIREMENTS** (to be executed by Developer & ARO Project Manager)

Kara Breems, DPD

Date

12/08/16

Developer/Project Manager

Date

## ARO Web Form

**Development Information****Address****Printed Date: 12/08/2016**

Address Number From :246    Address Number To: 262    Street Direction: W  
Street :22nd Place, Chicago    Postal Code: 60616

**Development Name, if applicable**

Elderly Housing - CCBA

**Information**

Ward :25

ARO Zone: Low / Moderate Income

**Details**

Type of city involvement :ZP

Total Number of units in development: 92

Type of development: Rent

Is this a Transit Served Location Project : N

**Requirements**

Required affordable units :9    Required \*On-site aff. Units: 2

How do you intend to meet your required obligation

On-Site: 2    Off-Site: 0

On-Site to CHA or Authorized agency: 0    Off-Site to CHA or Authorized agency: 0

Total Units Committed: 0 Remaining In-Lieu Fee Owed: 350,000

1/25/2017

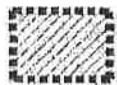
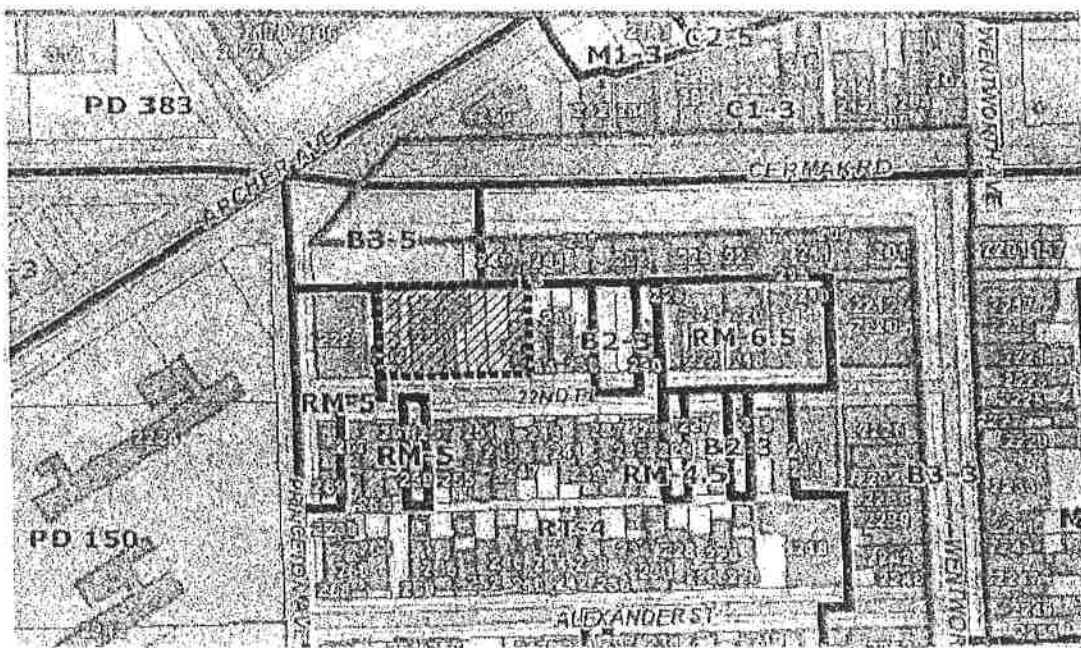
# REPORTS OF COMMITTEES

42209

Project Name: Elderly Housing - CCBA	
Zoning Application Number, if applicable	15783
Address: 245-262 West 22nd Place, Chicago	
Is this a For Sale or Rental Project?	Rental
Anticipated average psf rent/price?	\$2 per SF
Total Units in Project	92
Total Affordable units	2

Summary					
	Market rate		affordable		
	how many?	% of total	avg. square footage	how many?	% of total
studio	14	16%	412	1	50%
one-bed	76	84%	525	1	50%

Planned Development No.  
Existing Zoning Map



SUBJECT  
PROPERTY

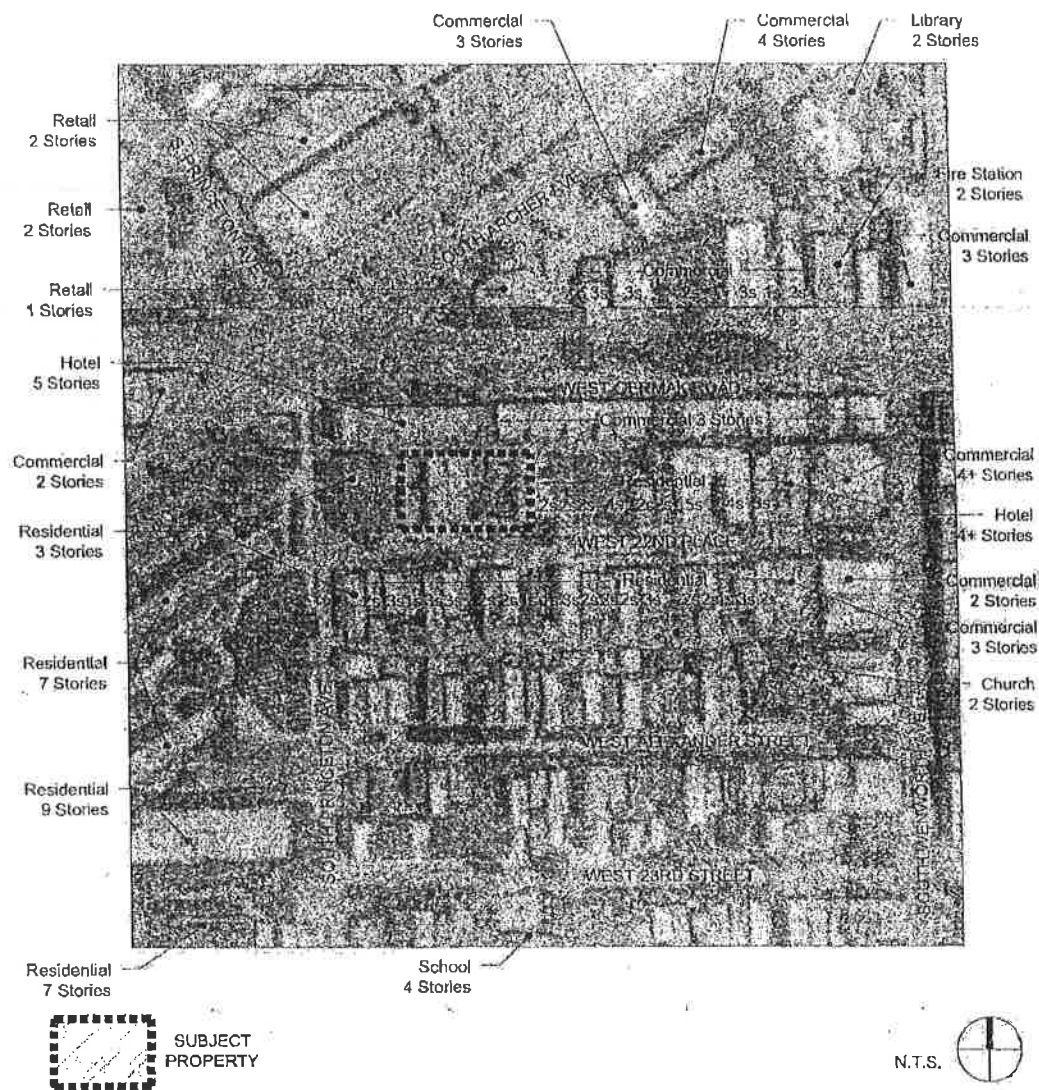
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Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
Introduced: May 18, 2016  
Plan Commission: December 15, 2016

PD-01

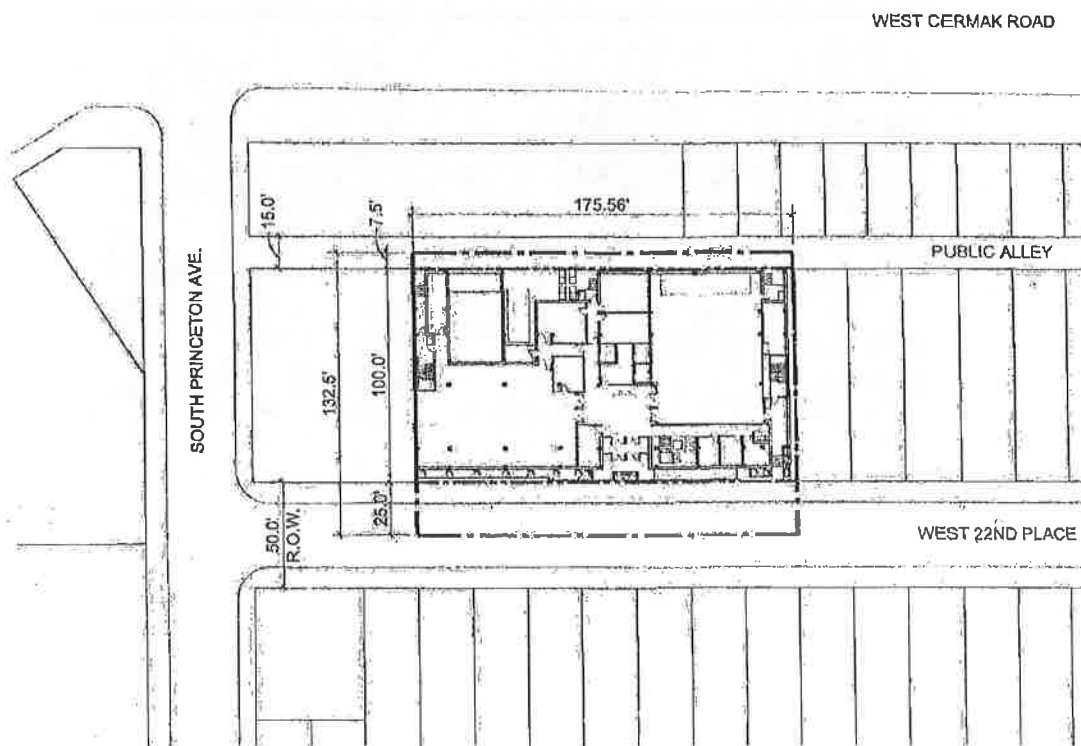
Planned Development No.  
Existing Land Use Area Map



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
Introduced: May 18, 2016  
Plan Commission: December 15, 2016

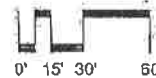
PD-02

Planned Development No.  
Property Line / PD Boundary Map



----- PROPERTY LINE  
----- PD BOUNDARY LINE

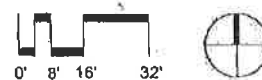
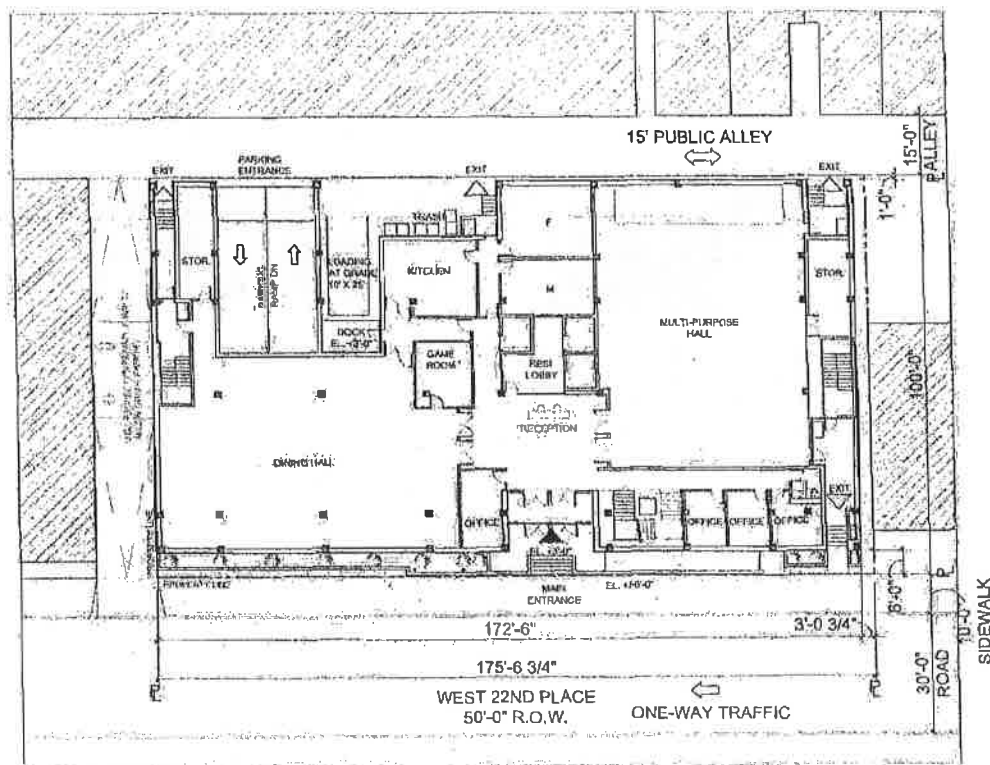
GROSS SITE AREA: 23,262 SQUARE FEET  
NET SITE AREA: 17,556 SQUARE FEET



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
Introduced: May 18, 2016  
Plan Commission: December 15, 2016

PD-03

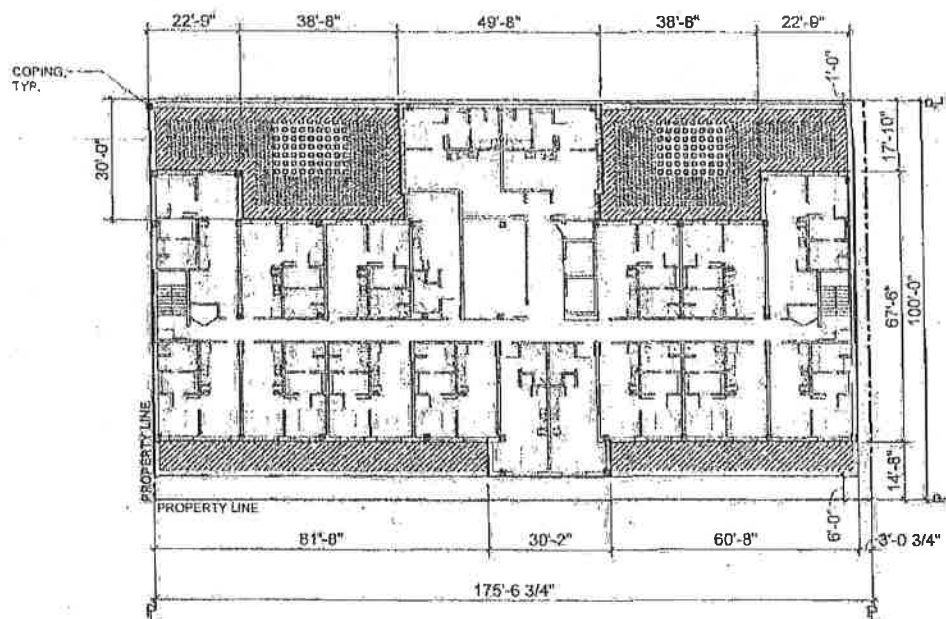
# Planned Development No. Site Plan



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

PD-04

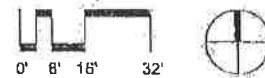
Planned Development No.  
Green Roof Plan - Level 3 Roof



**LEGEND**

L3 ROOF AREA SUMMARY

	GREEN ROOF TRAYS	= 1,340 SF
	ROOF MECHANICAL AREA	= 463 SF
	ROOF OUTDOOR DECK	= 0 SF
	REMAINING ROOF AREA	= 2,016 SF
	ROOF AREA	= 3,830 SF
	NET ROOF AREA	= (3,830 - 463) SF
		= 3,356 SF

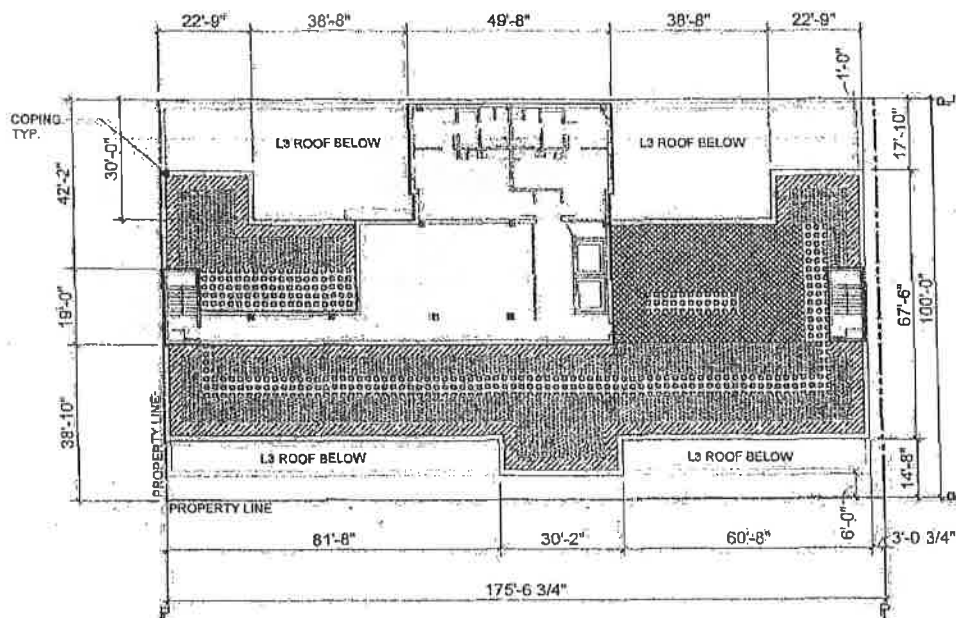


Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
Introduced: May 18, 2016  
Plan Commission: December 15, 2016

PD-05A



Planned Development No.  
Green Roof Plan - Level 8 Roof

**LEGEND****L3 ROOF AREA SUMMARY**

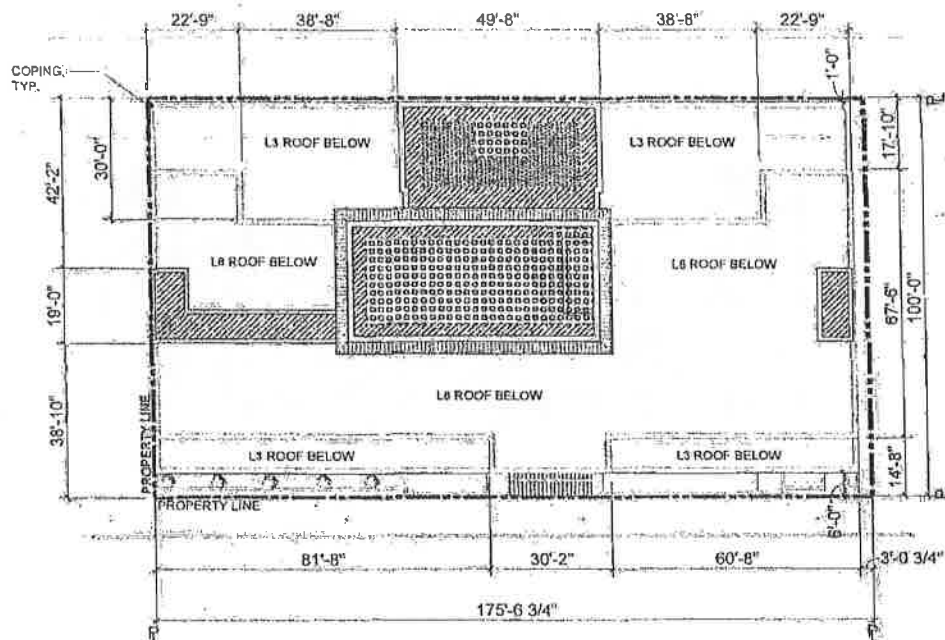
	GREEN ROOF TRAYS	= 2,067 SF
	ROOF MECHANICAL AREA	= 1,517 SF
	ROOF OUTDOOR DECK	= 1,274 SF (10% TOWARDS GREEN ROOF = 127 SF)
	REMAINING ROOF AREA	= 1,414 SF
ROOF AREA		= 7,192 SF
NET ROOF AREA		= (7,192 - 1,517) SF = 5,675 SF



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

PD-05B

Planned Development No.  
Green Roof Plan - Penthouse Roof Level



## LEGEND

PENTHOUSE ROOF AREA SUMMARY	
GREEN ROOF TRAYS	= 536 SF
ROOF MECHANICAL AREA	= 1,359 SF
ROOF OUTDOOR DECK	= 0 SF
REMAINING ROOF AREA	= 1,339 SF
ROOF AREA	= 3,233 SF
NET ROOF AREA	= (3,233 - 1,874) SF
	= 1,874 SF

## TOTAL ROOF AREA SUMMARY

TOTAL ROOF AREA	= 14,264 SF
TOTAL MECHANICAL ROOF AREA (DEDUCTION)	= 3,359 SF
TOTAL NET ROOF AREA	= 10,905 SF
GREEN ROOF AREA REQUIREMENT (50%)	= 5,453 SF
HARDSCAPE DEDUCTION (10%)	= 545 SF
TOTAL GREEN ROOF REQUIREMENT	= 4,908 SF

## TOTAL GREEN ROOF PROVIDED

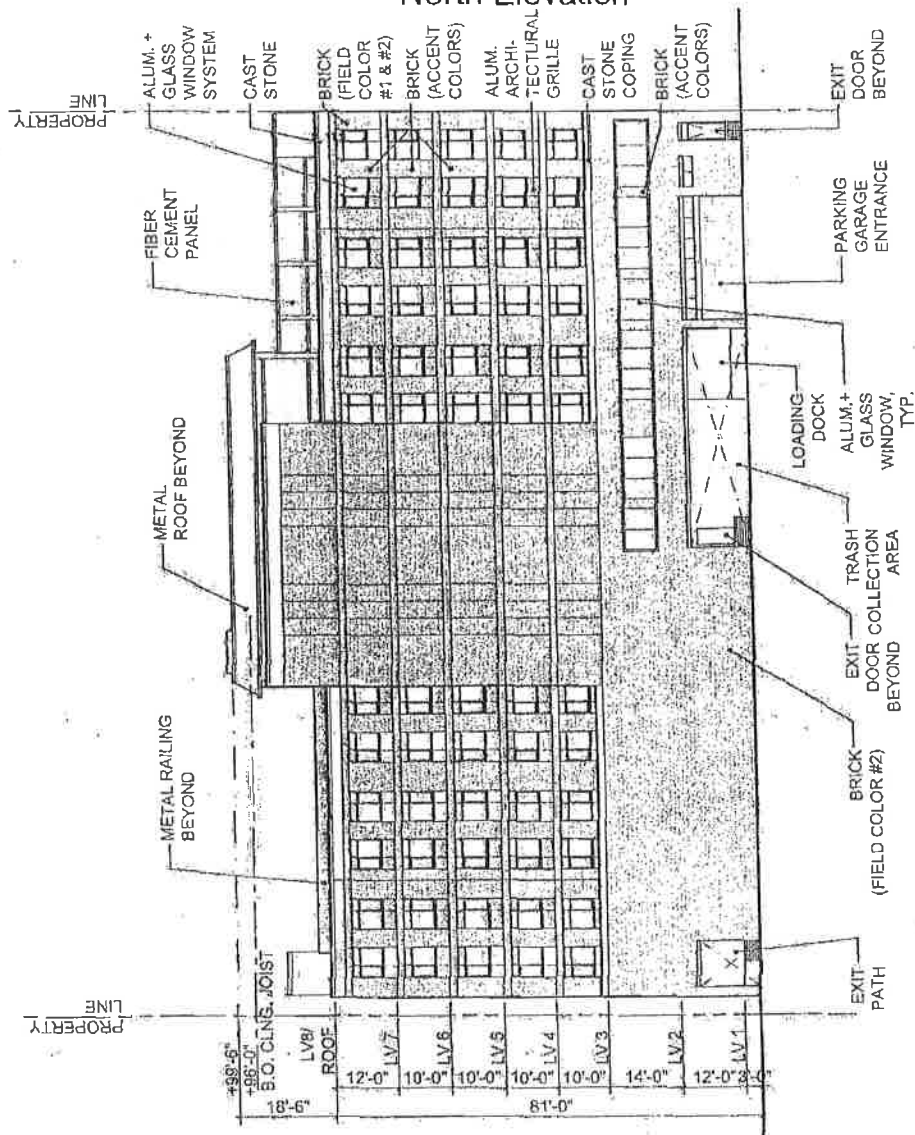
= 4,889 SF



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 248-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

PD-05C

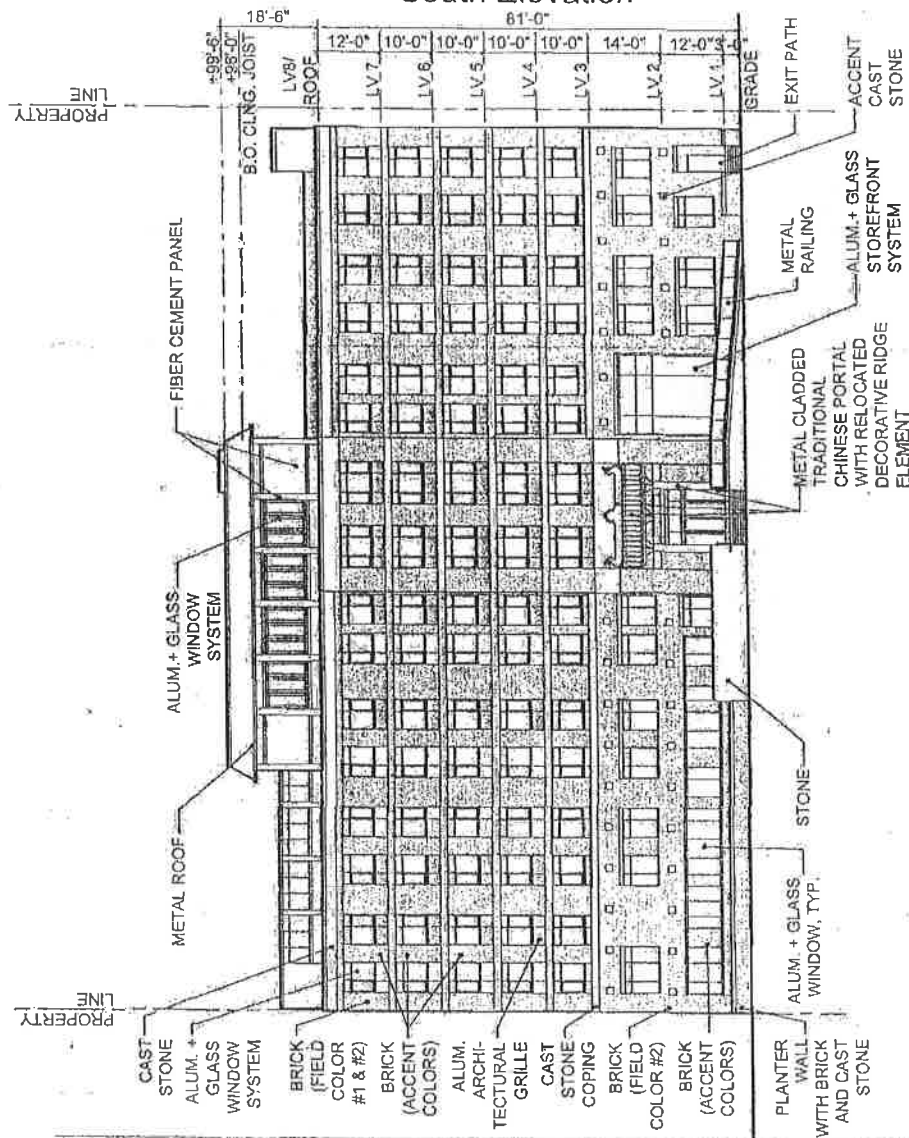
Planned Development No.  
North Elevation



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

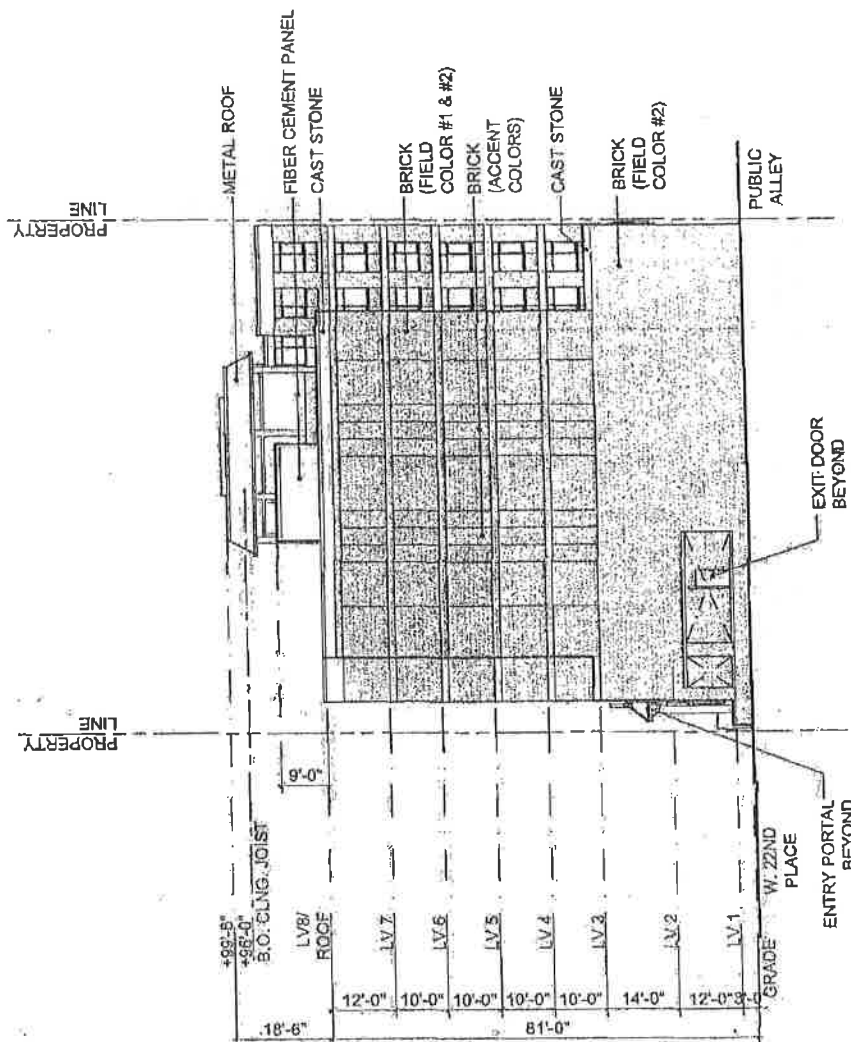
PD-07

Planned Development No.  
South Elevation



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

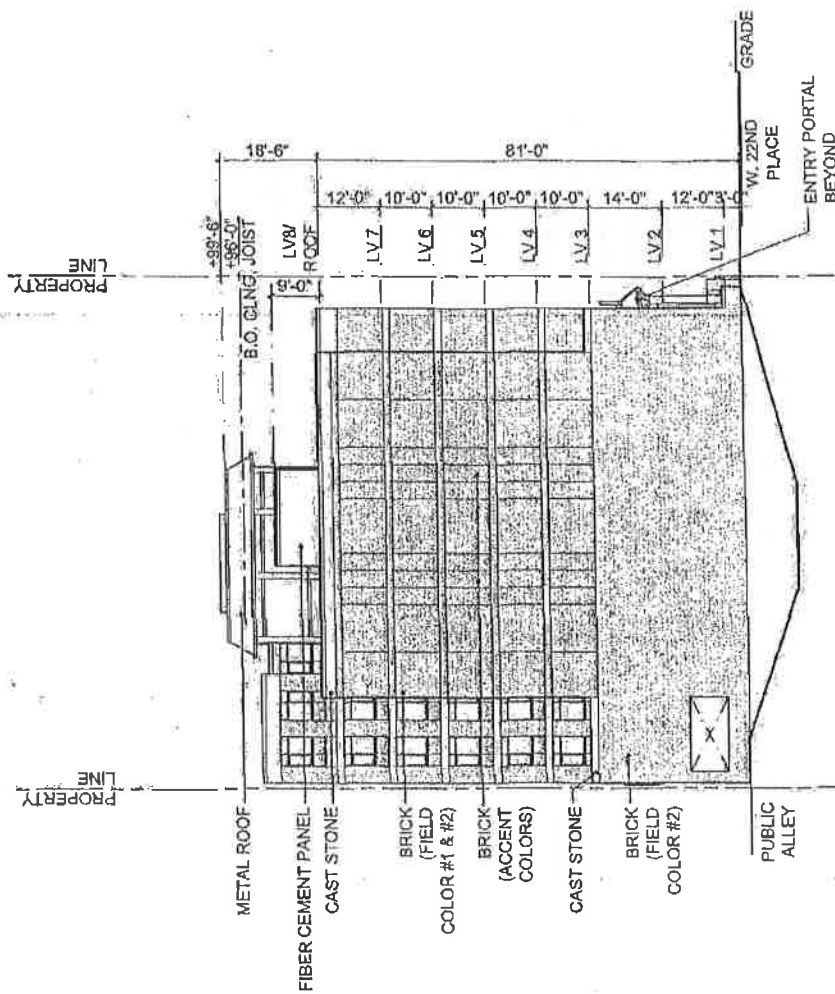
# Planned Development No. East Elevation



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

PD-08

Planned Development No.  
West Elevation



Applicant: Chinese Consolidated Benevolent Association (CCBA) of Chicago  
 Address: 246-262 West 22nd Place, Chicago, Illinois, 60616  
 Introduced: May 18, 2016  
 Plan Commission: December 15, 2016

PD-09